

Cochran, Patricia (DCOZ)

From: Kara Sholas <ksholas@icloud.com>
Sent: Wednesday, October 15, 2025 2:47 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: ward5contact@dccouncil.gov
Subject: Letter in Opposition to ZC 24-11

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Good Afternoon,

I am providing this email to formally object to re-zoning of the property at the intersection of Montana Avenue, New York Avenue and Bladensburg Road in Northeast DC. I am a Ward 5 resident for nearly 20 years. I have been pleased with many improvements nearby in Ward 6. But there has not been the same level of progress in Ward 5. Decades of planning was intended to ensure a mixed-use neighborhood at the Montana Triangle inclusive of housing, shops, and walkable streets.

We have a pressing need for more affordable housing. This should be prioritized above commercial development projects that have already begun nearby on New York Avenue with limited success. Many of the properties leased by developers have not had enough clientele to maintain the current level of profits to continue. We have enough blighted buildings in the vicinity. Approving this change to the current zoning will further the damage being done to air quality, public roads and create unfavorable conditions all too common in Ward 5 for current residents.

Sincerely,
Kay Sholas, M.Ed
Ward 5 Resident

Sent from my iPhone